



**MUNISIPALITEIT / MUNICIPALITY  
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO**



**Notice No. 40/2024**

**APPLICATION FOR CONSENT USE FOR A DWELLING AND A PLACE OF EDUCATION ON ERF 90:  
MERWEVILLE**

Notice is hereby given in terms of Section 61 of the Municipal Land Use Planning By-Law for Beaufort West Municipality, Notice No. 21/2019 that the Authorized Official in terms of Section 60 of the same **approved** the following applications:

**1. Resolution:**

- 1.1 A **consent use** for a new dwelling unit to be used as the main dwelling; and
- 1.2 A **consent use** for a place of instruction to have training in art classes and a public gallery, in terms of Section 15(2)(o) of the Beaufort West Municipal Land Use Planning By-Law, 2019.

**2. Conditions of approval:**

- 2.1 That this approval will lapse if it is not utilized within 5 years from the date of this approval.
- 2.2 That the approval is only granted for the consent use as indicated in the application and the location and size of the structures as proposed on the site development plan as submitted by the applicant (L1.01 rev E dated 27.09.2023 as drawn by Level heads Architects).
- 2.3 That a site development plan must be submitted to the Municipality for approval by the Beaufort West Municipality, indicating the following:
  - Erf boundaries and measurements
  - Position of all structures (drawn to scale)
  - Building lines applicable to the property
- 2.4 That building plans in line with the National Building Regulations (NBR) in line with the site development plan be submitted to the Municipality for consideration and approval prior to commencement of construction.
- 2.6 That the owner will be responsible for all costs with regards to the provision of internal services according to the Council's conditions as well as the cost involved for any upgrading of the electricity connection.
- 2.7 That the normal tariff will be charged as per the Council's approved tariff list.
- 2.8 That the materials and colours of the new buildings must fit in with the surrounding character.

**3. Reasons for approval:**

- 3.1 That the improvement of the property and development of the shop within Business Zone II, dwelling house, and place of instruction for art classes will not have a detrimental impact on the neighbouring properties or the character of the surrounding area.
- 3.2 That the application is not in conflict with the development objectives, which promotes the optimal utilization of resources and densification within the urban edge, as stipulated in the Beaufort West SDF (2013).
- 3.3 The proposed development will not have any negative consequences for the buildable environment or surrounding owners and that the rights of use and the land use restrictions remain unchanged.

3.4 That no objections have been received in respect of the above application.

Any person whose rights are affected by the above decision and or conditions may appeal to the Appeal Authority by submitting a written appeal to the Municipal Manager, Beaufort West Municipality, Private Bag 582, 112 Donkin Street, Beaufort West, 6970, so to reach the undersigned within **21 days** from the date of publication of this notice. Official appeal forms are available on request from Mr. P. Strümpher at Tel. No. 023-414 8100 or e-mail: [admin@beaufortwestmun.co.za](mailto:admin@beaufortwestmun.co.za).

Municipal Offices  
112 Donkin Street  
**Beaufort-West**  
6970

**D.E. Welgemoed**  
**Municipal Manager**

**Ref. No.** 12/3/2, Erf 90 [Merweville]

**Date:** 23 February 2024